



Surf Pines Breeze

Newsletter of the Surf Pines Association

April 2014 Vol. XX, No. 3

President's Comments



By Susan Holloway



Happy Spring. The park improvements are well under way and improved roads are ready for your spring fun at Surf Pines. The hawks are building nests, the eagles have appeared in record numbers and the ducks are busy on the ponds and lake.

The Board, Jeff Hall and the Administrator have worked hard the last two months to complete or work toward completion of a number of projects:

The New Resident Packet is ready to welcome new residents to Surf Pines with general information to make the transition easier.

The Owner's Guide is being rewritten to make it more timeless, yet contain all the important facts you need to know about the Association.

Jeff, with the help of Katie Weber, Bonnie Rogie and Debbie Eddy, continues to make updates to the website to keep it relevant and current.

Emergency Preparation has moved into the second phase and we are preparing to train neighborhood groups to become resourceful small centers of resiliency.

We are seeking the most financially effective source for your Surf Pines dollars.

We are researching home owner issues in order to have Surf Pines remain one of the most desired locations on the Oregon coast.

I asked Kathy Arndt, a member of the Community Relations Committee, to complete a survey of Surf Pines families with children under the age of fifteen. We will then know how many children are in Surf Pines, and can begin offering services and fun activities. Would it be fun to celebrate the end of the school year with a Pizza Party? Let Kathy Arndt know your thoughts. beach@pacifier.com

Thank you to Lu Thornton and the Community Relations Committee, and especially to Rodney Martinez and Nevada Smith, for a wonderful evening of explanation and revelation about the local Coast Guard. The evening was a total hit!

I would like to thank the Board, Jeff Hall, Debbie Eddy and John Gates for the tireless work each does on behalf of Surf Pines. The community is lucky to have you working for them.



Photo by Art and Kay Limbird

**Real Estate**

Since December, there have been no new sales of homes or lots in Surf Pines. That is not uncommon for the winter months especially in light of our snowy and stormy conditions over the last two months. Showings of homes activity has picked up and we anticipate more activity this spring.

If you are interested in being part of that activity, this is a great time to contact one of your realtor neighbors for a market analysis on your home. We have buyers who are looking for very specific properties in Surf Pines and yours may be one of them.

There is currently one home that is Sale Pending in Surf Pines: 89838 Ocean Drive, asking price was \$439,000

There are currently seven homes for sale in Surf Pines including:

89983 Manion Dr.	\$434,000
89556 Shady Pine Road	\$579,000
89617 Lakeside Court	\$699,000
89234 Manion Drive	\$699,000
89412 Ocean Drive	\$489,000
90022 Ocean Drive	\$895,000
89163 Manion Drive	\$385,000

There are currently six lots for sale in Surf Pines ranging from \$119,000 – \$410,000.

One of those is a new listing on a lot adjacent to 89515 Ocean Drive for \$189,000.

For more detailed information on Surf Pines properties, please contact one of your Surf Pines neighbors in the business. You'll see our signs!

All information compiled from information in the Clatsop County MLS system as of 3/4/14

A Special Thanks to Breeze Contributors

Tim Regan, Debra Hall, Bonnie Rogie

Board Members

by Dave Lukens, former Board Member



It's that time of year again, when the daffodils are starting to push through the ground, the scotch broom is starting to blossom, and all of the Surf Pines residents begin to ponder ... who might run for the Board of Director positions this year?

If you are reading the Breeze, it's likely that you are qualified to become a Board member. Number one, be a dues paying member of the association, and number two be interested in what is going on in your neighborhood.

What is an association? Per the dictionary it's an organization of persons having a common interest. In the case of our homeowners association, we all have an interest in the community since the association manages the infrastructure and security of the place we've all chosen to reside (whether full or part time). That management includes oversight for the streets that we drive on, the right-of-way adjacent the streets, the trails we walk on, the park we enjoy, the property the Association owns, along with the gates and employee that help keep us safe.

In order for our association to function we need representation of the members on the five-person Board of Director. This group helps guide our association during the year, and spends our dues toward effectively managing the streets, right-of-way, trails, park, gates, and security.

As a former Board member, I encourage you to consider running for one of the soon-to-be vacant positions. A frequently stated concern is that a person isn't knowledgeable about Surf Pines issues or that it will take too much time. I understand both of these concerns, but I would encourage anyone to discuss the common topics and time commitments with a current Board member before dismissing the idea to volunteer.

Now is the time to become involved instead of just reading about what happened in the Breeze or on the website and then scratching your head to wonder – why did they do that?



Surf Pines Annual July Picnic

Come and spend the afternoon with us. Our picnic will be on Sunday, July 6 at 1 p.m. in our wonderfully newly reconstructed park. Our many thanks to our great Roads and Grounds committee and all their hard work this last year. Come and enjoy great picnic foods and better yet, great company. Bring your kids or grandkids and a side dish to share. As in the past Surf Pines will supply the burgers, hot dogs and drinks. Mark your calendar now and we'll see you in July.

Garage Sale Season

It's that time of year again when we start thinking about cleaning out our garages and back rooms. This year our Surf Pines annual sale date is Saturday, July 5. Open at 9 a.m. and close at 4 p.m. However, if you open earlier and close a little later that's up to you. The cost this year will be the same as last year, \$5.00 per house. We'd like to ask that if you live on a street where traffic congestion is an ongoing problem, as in years past, that you have someone directing traffic so we don't block the roads. If you are interested in participating, please call Katie at 503-738-5986. You are never too late to sign up.

Sunset Lake

Please be sure all guests are aware of the rules for boating on Sunset Lake including the speed limit of 10 MPH set by the State of Oregon. The Clatsop County Sheriff non emergency number is: 503-325-2061. For safety's sake please report violators.

Surf Pines Email Notices

Occasional emails concerning Surf Pines' business are now available for all Surf Pines Association members. The goal is no more than one per week and three per month. If you would like to be on this list make sure we have your email address and it is up to date. Send any updated contact information to Bonnie Rogie at brogie1@frontier.com.

Budget Committee

by Dave Butler

April has arrived and it is time to assemble the 2015 budget. The first budget meeting is scheduled for Friday April 25 at 4:00 p.m. at the meeting house by the south gate. All committee chairs and any interested volunteers are welcome.

Plan to Attend the Annual Meeting

The next Annual Meeting of the Surf Pines Association, as announced by Susan Holloway, President, is scheduled for Saturday, August 2 at 9 a.m., at the Astoria Golf and Country Club. Plan to attend.

Emergency Preparedness

Emergency preparation at Surf Pines moved into the second phase of the program in February, training eleven Neighborhood Captains for the Map Your Neighborhood Program. The Captains will now reach out to their closest neighbors and create a neighborhood coalition of people who are working together to prepare their smaller neighborhood for an emergency that could cut-off Surf Pines from receiving local emergency support from a fire department, medical responders or other regional aid.

Each of the trained couples can expand the preparation for such an emergency to an additional eight to ten neighborhood houses. This will result in up to sixty families that will be more prepared.

We will continue to train other individuals and couples as Captains, multiplying the capacity of our community to be self-sufficient should it be necessary. I currently have three couples awaiting the training. Please call me if you would like to be trained to help with this worthwhile project.

In the meantime, lay in supplies to protect your family as well as feed them for 10 days!

Contact Susan Holloway at susan.holloway@comcast.net

by Clarke Powers



Coyotes are not new to residential communities. They can and will be found in any neighborhood that provides their basic needs — food, water, shelter and space. Aided by their intelligence and adaptability, coyote populations are flourishing, and subject of considerable public interest.

John Gates has informed the board that residences are reporting increased sightings lately. Residences are concerned about their pets and children.

Why are they here?

Wildlife residential areas, such as Surf Pines, provide habitat for coyotes. Plentiful food sources exist, such as mice, rabbits and voles. These small animals feed on birdseed, berries, and garbage, which are commonly found and easily accessible. Shelter and water can be found in landscaped parks and yards. Space is plentiful throughout parks, trails, and natural areas. As coyotes adapted to the presence of humans, they have lost their natural fear of us.

What attracts coyotes to our neighborhood?

Coyotes are attracted to neighborhoods due to the availability of garbage, pet food and even pets, which coyotes see as prey. The following list illustrates some of the attractants that draw coyotes close to people. Remove these attractants to discourage coyotes from visiting your property:

- Outdoor pet food or water
- Birdseed or food sources that attract small mammals
- Accessible garbage or compost
- Fallen fruit or berries from trees or shrubs
- Shrubs, woodpiles, decks or any other structure that can provide cover or be used as a den

What do coyotes look like?

- Brownish-gray with a light gray to reddish, cream- colored belly
- Slender muzzle
- Bushy tail
- Typically weigh between 20 to 50 pounds
- They often appear heavier due to a thick, double coat of fur

How can you protect your pet?

It can be difficult to accept, but pets can be seen as a food source to coyotes and large dogs can be seen as a threat or possible mate. Coyotes have taken pets from backyards, open spaces, and even right off the leash. Keep your pet current on vaccinations. Reduce the risk to your pet by following these guidelines:

Cat Owners:

The only way to guarantee your cat's safety is to keep it indoors. Outdoor cats also face potential death from foxes, parasites, raccoons, dogs, and birds of prey such as owls.

Dog Owners:

- Always supervise your pet outside, especially at dawn and dusk
- Keep your dog on a short leash while recreating — avoid retractable leashes
- Do not allow your dog to play or interact with a coyote
- If possible, pick up your dog when coyotes are visible
- Avoid known or potential den sites and thick vegetation
- Like domestic dogs, coyotes will defend their territory and their young
- If you must leave your dog outside, secure it in a fully enclosed kennel

When are coyotes a risk to you?

Although naturally curious, coyotes are usually timid animals and normally run away if confronted. Coyote attacks on humans are rare. In many cases these attacks occur as a result of people feeding coyotes. Coyotes have adequate food supplies and are capable of surviving without our help. A coyote that associates humans with food may become demanding and aggressive. A coyote that bites a person must be destroyed. By feeding coyotes you put yourself, our neighborhood, and coyotes at risk. It is unlawful to feed or intentionally attract coyotes.





Be Prepared

If you have concerns about encountering a coyote, you may want to keep a deterrent handy. Deterrents can include rocks, pots and pans, vinegar in a water gun, paintballs, air horns, or a repellent spray. Contact local authorities to ensure that you are using a legal method.

Do what you can to discourage a coyote's approach

- Be as big and loud as possible
- Wave your arms, clap and throw objects at the coyote
- Shout in a loud and authoritative voice
- Do not run or turn your back on the coyote
- Face the coyote and back away slowly

Teach your children

- Never approach wild animals or dogs you don't know!
- If a coyote approaches you, wave your arms, stomp your feet and tell it loudly to "Go away!"
- Call for help
- If the animal doesn't leave, walk out of the area, keeping the animal in your sight

What do coyotes eat?

Coyotes are opportunistic mammals. Up to 70 percent of a coyote's diet consists of small mammals (mice, rabbits, rats, squirrels, voles, etc.). The remaining 30 percent is a combination of fruits, vegetables, insects, fish, birds, eggs and other available items.

When are coyotes most active?

Coyotes can be active any time, day or night, but are especially active at dawn and dusk. Conflicts with pets occur year-round and are more likely to occur during the breeding season (February and March). Because young are born in the spring, food requirements of the nursing females and growing young remain high until late summer. As people and their pets spend more time outdoors during this time, the possibility of a coyote encounter increases.

Can we make them leave?

Coyotes have adapted to neighborhoods because our environment supports them. Populations may fluctuate, but coyotes probably won't leave. These animals have adapted to our presence and have lost their natural fear of us. That doesn't mean that you can't do anything — you can. It is imperative that we work together to instill the healthy and natural fear of humans back into the coyotes — for their health and safety and ours. Coyotes are quick learners, and consistent negative experiences can teach them to avoid people.

What you can do

You have options when it comes to dealing with coyotes in your neighborhood:

- **Do nothing.**

If you have no concerns about coyotes, you can go about your business. However, we recommend you understand the possible risks to your pets and yourself.

- **Take steps to prevent conflict.**

Eliminate attractants around your property listed in this article and safeguard your pet when walking in open spaces or areas where coyotes may be present.

- **Haze coyotes when you see them.**

Everyone can help both people and coyotes by taking action to re-instill them with a healthy and natural fear of people. Clap your hands, yell, honk an air-horn or throw small rocks or sticks when you see coyotes so they can re-learn to avoid humans.

- **Evaluate lethal control for coyotes.**

If you have reason to believe that a wild animal constitutes a serious and imminent threat, defend yourself by whatever means is available and, if possible, call 9–1–1. Police have specialized training, equipment, and the authority to deal with any threat to public safety, including coyotes. Police will be able to assess whether the situation constitutes a public safety issue or simply a nuisance and act accordingly.

People who do not feel there is an imminent threat to their personal safety but see a coyote acting aggressively toward them or someone else should keep their distance, make a note of the animal's behavior, note when and where the behavior occurred, and contact their nearest Oregon Department of Fish and Wildlife (**ODFW**) Field Office or a licensed Wildlife Control Operator.

Examples of behavior that should be reported to **ODFW** includes coyotes that have killed a pet in broad daylight, approached people without fear and acted aggressively by growling or barking when subjected to negative stimuli, and following children.

Exceptional Evening With the Coast Guard

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by Katie Weber



If you missed it you really missed out on a fun informational and entertaining evening. The weather was windy and wet, fitting for tales of life saving rescues. Lieutenant Commander Rodney Martinez and Commander Nevada Smith worked well together to give us some history on the beginnings of our Coast Guard, how they serve us, where they serve, and some of the funnier sides of their rescues. It turned out to be too short of an evening for most of us. I for one could have listened to the two of them for another “tour of duty” (an hour or so). We would also like to thank our hostess Lu Thornton for her refreshments and for opening her home to the forty-five attendees. Everyone left with smiles and a better understanding of our great Coast Guard. A big thank you to our service men and women for all you do. We appreciate you all.



Rodney Martinez, Lu Thornton, Nevada Smith



Join NCLC for Broom Buster Month

by Randall Henderson



Each spring, the North Coast Land Conservancy staff and volunteers focus on removing invasive Scotch broom on conserved properties in Surf Pines and elsewhere, and the month of May has been designated Broom Buster month. Saturday, May 31 is their volunteer (broom bustin') work party. If you'd like to help, contact stewardship director Melissa Reich at 503-738-9126, melissar@nclctrust.org. Residents are also encouraged to remove Scotch broom and other invasives from our own properties during this time — check out www.nclctrust.org/bust-broom-in-your-backyard for information and tips.

by Randall Henderson



As you approach the south gate driving into Surf Pines, do you ever slow down at the bottom of the hill to check out the dune prairie and creek wetland stretching off to the north, perhaps catching sight of a heron, bufflehead, elk, or other wildlife that frequent the area? Have you ever wondered, what is that swath of pristine green space, and why isn't it all covered in Scotch broom like so much of the other undeveloped land in Clatsop County?

As it turns out, it's no accident that this property, along with many other lands in and around Surf Pines has begun to resemble historical coastal prairie again, since for the past 27 years, North Coast Land Conservancy has been going quietly about the work of conserving critical ecological habitat on the north Oregon coast – including several hundred acres in and around Surf Pines.

North Coast Land Conservancy is often confused with The Nature Conservancy. But while the goals are similar, NCLC's focus is much more local. Larger entities like the Nature Conservancy often do partner with NCLC, since NCLC is able to provide much more local knowledge and experience as it fulfills its mission to serve as a resource for local governments and willing landowners to conserve habitat land on the north Oregon coast.



That local expertise includes extensive knowledge about the geology, biology, and history of the unique habitat that has developed on the Clatsop Plains over the past 5,000 years. This habitat includes native prairie, treed shelterbeds, and other features that are part of the dunes, swales, and wetlands associated with Neacoxie Creek and Neacoxie lake. Since Surf Pines lies right in the middle of all of this, it should come as no surprise that NCLC does a lot of work here, and the organization's Neacoxie Wildlife Corridor initiative seeks to develop and maintain habitat connectivity in this area, allowing native animals to move and mingle, promoting local migration and a healthy gene pool. It also means that we get to live among what are essentially a series of wildlife refuges.

Land conservation isn't just about protection, it also involves maintaining and sometimes restoring healthy native ecosystems, including removal of invasive vegetation. As you probably know, the Scotch broom can be relentless, snuffing out native plants and compromising their ability to support diverse wildlife. Each May NCLC takes a particularly hard line against Scotch broom during what has become known as “Broom Buster Month.” If you see them out there working, feel free to wander over and ask for more information about NCLC's work, or even how to best eradicate invasives on your own property. Or visit the website, at www.nclctrust.org.

Randall Henderson is a resident of Surf Pines and serves on the board of the North Coast Land Conservancy.

Safe Burning Practices — Be Fire Safe

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- Notify Gearhart Rural Fire Department — **503-738-7838** — prior to burning.
- Do not burn household or construction debris — only brush.
- Never burn closer than fifty feet to any building.
- Clear dry brush and debris away from your home and other structures.
- Keep tools and a water source close to extinguish a fire.
- Call 911 if a fire is out of control.
- Never burn on windy days.
- Never leave a burning or smoldering fire unattended.
- Burning of four cubic feet or less of debris is allowed from November through June.

Be courteous — Protect your neighbors from smoke

Surf Pines Association

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